



NOTICE OF PUBLIC HEARING

Notice is hereby given that the **Planning Commission** of the Town of Herndon, Virginia, will hold a work session on Monday, April 11, 2022, at 7:00 p.m. in the Herndon Municipal Center, Second Floor Conference Room, located at 777 Lynn Street, Herndon and a public hearing on Monday, April 25, 2022, at 7:00 p.m. in the Herndon Council Chambers Building, located at 765 Lynn Street, Herndon, on the following items:

ZONING MAP AMENDMENT – ZMA #21-01, 315 Elden Street, a zoning map amendment from CS, Commercial Services, to PD-UR, Planned Development – Urban Residential, with proffered conditions to allow the conversion of an existing hotel to multi-family residential with a workforce housing component. The site is approximately 6.4 acres and is currently improved with 168 rooms spread across 11 buildings. The proposed conversion would result in up to 174 dwelling units (28 dwelling units per acre). The application includes requests for modifications to the following sections of the zoning ordinance: Section 78-51.1(e) regarding maximum setback from a right-of-way and minimum separation between structures, Section 78-100.2 regarding minimum parking requirements, and Section 78-110.4(d) regarding perimeter buffer strips. The property is located at the southwest corner of the Elden Street and Herndon Parkway intersection and is bordered by Grove Street to the south. Fairfax County Tax Map Reference Number 0171-02-0007. Agent: Ken Wire, Wire Gill LLP. Applicant and property owner: Elden Street Owner, LLC. **(Continued from the March 28, 2022, Planning Commission public hearing.)**

SPECIAL EXCEPTION – SE #22-01, 315 Elden Street, a special exception to allow for development within the FPO, Floodplain Overlay District. This case is subject to approval of Zoning Map Amendment ZMA #21-01, 315 Elden Street, a zoning map amendment from CS, Commercial Services, to PD-UR, Planned Development – Urban Residential, with proffered conditions to allow the conversion of an existing hotel to multi-family residential with a workforce housing component, which is being reviewed concurrently with this case. The site is approximately 6.4 acres and is currently improved with 168 rooms spread across 11 buildings. The proposed conversion would result in up to 174 dwelling units (28 dwelling units per acre). The property is located at the southwest corner of the Elden Street and Herndon Parkway intersection and is bordered by Grove Street to the south. Fairfax County Tax Map Reference Number 0171-02-0007. Agent: Ken Wire, Wire Gill LLP. Applicant and property owner: Elden Street Owner, LLC.

COMPREHENSIVE PLAN AMENDMENT – CPA #22-01. Pursuant to Section 15.2-2229 of the Code of Virginia, an amendment to the Town of Herndon 2030 Comprehensive Plan, adopted August 12, 2008, as amended through November 17, 2020. The proposed amendment supports the Sterling Road Multimodal Improvement Project, a Townwide Complete Street Policy, and incorporates by reference the previously adopted Herndon Bicycle Network Master Plan and Herndon Pedestrian Plan. Sterling Road is an approximately 0.9 miles long road located between Elden Street and Rock Hill Road at the

town limits. The Sterling Road Multimodal Improvement Project will enhance traffic mobility while providing safer pedestrian and bike accommodations. Complete Streets is a transportation policy and design approach that requires streets to be planned, designed, operated, and maintained to enable safe, convenient, and comfortable travel and access for all users, regardless of their ages, level of ability, and transportation mode they are using.

The proposed items are available for review by the public on the town's website www.herndon-va.gov beginning April 8, 2022, after 3:00 p.m.

The public is encouraged to participate in the town's public hearing process. Individuals having an interest in the above items are invited to attend the public hearing and to state their opinions. Individuals may submit comments to planning.commission@herndon-va.gov

The Town of Herndon supports the Americans with Disabilities Act by making reasonable accommodations for persons with disabilities, so that they may participate in services, programs, or activities, offered by the Town. Please call (703) 435-6804 to arrange for any accommodation that may be necessary to allow for participation.

Viki L. Wellershaus, Town Clerk

Note to Publisher:

Publish April 8 and April 15, 2022